

**SUNPOINTE AT LAKEWOOD ESTATES II CONDOMINIUM
ASSOCIATION, INC.**

Meeting Minutes
September 13, 2016

Irene LeVangie called the meeting to order at 6:04 PM September 13, 2016 at the 5728 W. Atlantic Place, Lakewood, CO 80227.

Attending: Irene LeVangie, Ron Fischer, Helen Leach, Mark Austin, Ray Garcia and Brian Gadbery, Manager. Quorum was reached.

Mark Austin made a motion to approve the agenda as written. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the August 9, 2016 meeting minutes with the deletion of the three sentences referring to categorizing ash trees in the fourth paragraph. Mark Austin seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to approve the financial report; budget vs. actual, account balances, A/R report, checklist and reconciled bank statements were handed over to Ron Fischer at the meeting. Ron Fischer seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to allow Mr. Le to make 12 monthly installments to cure his debit to the Association. HindmanSanchez, the Association's attorney, will draft the agreement and the Association will pay for the cost of the draft. The payment plan will start October 1, 2016. If owner defaults on the plan, the account will be immediately sent out for collections. Ray Garcia seconded the motion. The motion carried unanimously.

Ray Garcia made a motion to have Terracare install a battery operated irrigation system in front of 5824 W. Atlantic Place; to water newly installed sod at a cost of \$1,100. Irene LeVangie seconded the motion. The motion carried unanimously.

The owners at 5853 W. Atlantic Place requested permission to remove dead limbs from three pine trees on the north side of the unit. The Board denied permission to remove the limbs by the homeowner. The limbs were not causing a safety concern at this time.

Ray Garcia made a motion to have ECC paint the new patio walls at building 19 at a cost of \$1,500 or \$50 per hour plus expensed which every is less. Irene LeVangie seconded the motion. The motion carried unanimously.

Irene LeVangie requested an itemized list of irrigation line breaks, damaged heads, crooked heads and back fill required to correct damage done by SunPointe at Lakewood Estates Common Maintenance Association's curb contractor from Terracare for reimbursement from SunPointe Common Maintenance.

Rules and Regulations meeting set for October 18, 2016

Irene LeVangie made a motion to accept ORKIN's proposal to treat the exterior of all 32 buildings for carpenter ants at a cost of \$1,600 or \$50 per building. Mark Austin seconded the motion. The motion carried unanimously.

The Board also specified (depending on contractors recommendation) that buildings be treated the first week in October 2016, USPS and email notices sent to all owners on September 16, notice also posted on mailbox areas, Board would allow owners to opt out of having the patio (area within the patio walls of the unit, limited common element) provided management was notified prior to application. *After conferring with the contractor they recommended that treatment be applied sooner, notification date September 16, opt out in writing or by email by September 22 at Noon, with application scheduled for Friday, September 23 starting a 9 AM.*

The Board directed management to obtain a proposal from Interstate Restoration to test 5754 W. Asbury Place for any environmental issues below the north skylight. Once proposal is received, schedule a time to meet with the homeowner, contractor, board member(s) and management to perform the test.

Community Ash Tree inspection and community walk through scheduled for October 15, at 10 AM weather permitting.

Ron Fischer made a motion to approve Mr. Christie's of 5828 W. Atlantic Place, Design Review Request to move A/C service lines using the preexisting penetration in the wall. The Board also approved the use of the new penetration for possible required by City code an electrical outlet in that location. Permits from the City of Lakewood are required. Ray Garcia seconded the motion. The motion carried unanimously.

The Board found that 5839 W. Atlantic Place and 5846 W. Asbury Place are in violation of the Association's governing documents and that appropriate correction letters be sent to both homeowners.

Mark Austin would like to see a change in design and content of Association newsletter. Mr. Austin will bring examples for Board review at a future meeting.

Mrs. Jones of 5709 W. Asbury Place complained at the previous meeting that management was over barring when she received a letter requesting unapproved work on her unit be stopped until the Board approved the Design Review Request. The work in question was also being preformed with out proper permits from the City of Lakewood. Management provided all correspondence with Mrs. Jones regarding requirements of the Association prior to any work being performed at the unit. After the Board reviewed all material the Board found that Precision Management performed its duties in a through, informative and professional manor. The Board requires no further action, or changes in management's actions. The Board agreed in its finding unanimously.

Irene LeVangie made a motion to clean community rain gutters twice a year once in the fall and once in the late spring. Ray Garcia seconded the motion. The motion carried unanimously.

Irene LeVangie made a motion to accept Prestige Pools proposal to replace the hot tub heater for \$1,620.58 with the heater to be installed prior to pool opening in the 2017 season. Ray Garcia seconded the motion. The motion carried unanimously.

Board agreed that binders containing governing documents, budgets, minutes etc. was not necessary since all information could be found on line or was presented at the meeting.

Board was given a copy of the 2007 community survey to review and give feed back at the next meeting for a community survey for 2016/2017.

Irene LeVangie made a motion to accept C&K landscape design proposal for building 19 at a cost of \$750.00. Ron Fischer seconded the motion. The motion carried unanimously.

The Following Design Review Requests were approved provided all code and permit requirements are obtained from the City of Lakewood, by the owners.

5709 W. Asbury Place, Jones, Gas Stove Installation

5762 W. Asbury Place, Patterson, Bathroom Remodel

5869 W. Asbury Place, Gaass, Furnace and A/C installation

Next meeting October 11, 2016. Location to be determined.

The meeting was adjourned at 9:36 PM.

Final